envision Eugene

Project Update for
City Council Work Session
February 22, 2012

- Flexible Implementation
- UGB Study Areas Update

THE 7 PILLARS OF ENVISION EUGENE

- Economic opportunities
- Affordable housing
- Climate and energy
- Compact development and transportation
- Neighborhood livability
- Natural resources
- Flexible implementation

ADAPTABLE & FLEXIBLE IMPLEMENTATION

"To help ensure that the goals of Envision Eugene are realized to their full potential. . . "
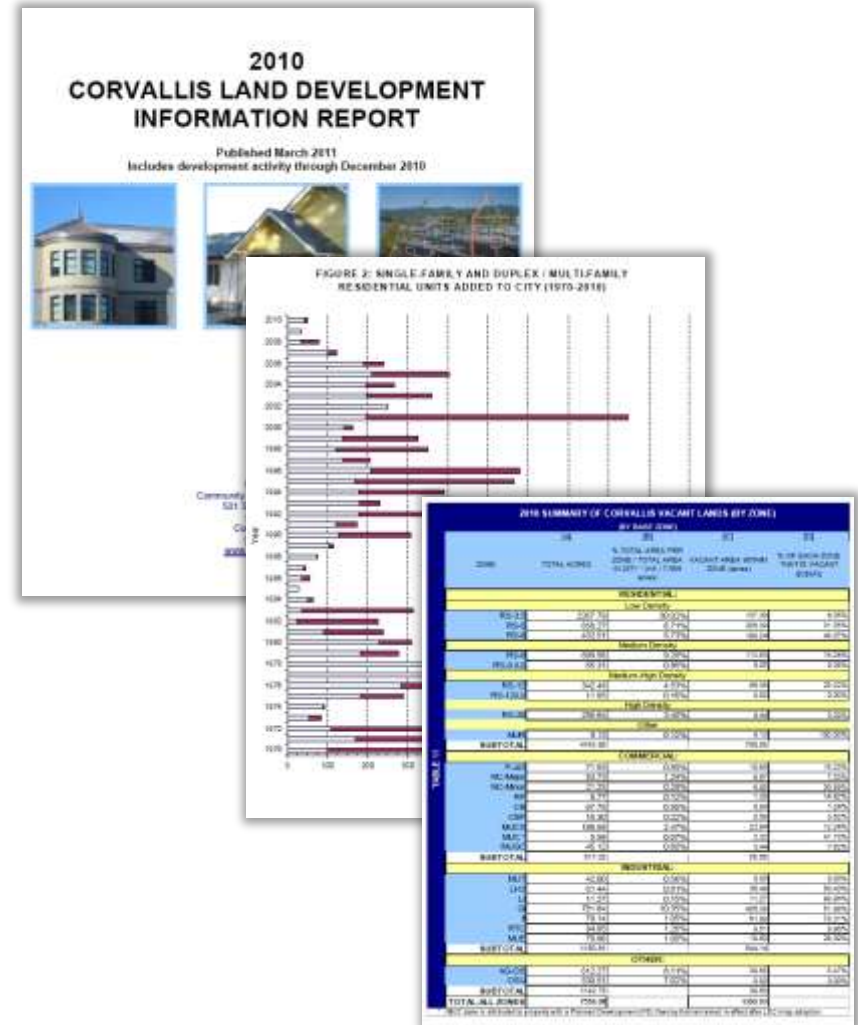
ADAPTABLE & FLEXIBLE IMPLEMENTATION

1. Create an ongoing monitoring system

   – See list in Attachment B

   – Specific goals & objectives

   – New systems or tools may be needed

Data to be Collected for Ongoing Monitoring (DRAFT)	
Issue/Goal/Objective	Key Factors/Data
Population	• PSU annual estimate (extrapolate for UGB)
Supply of Available Land	• Acres of vacant and partially vacant land (by Plan Designation)
Residential Development Trends (permit data)	• Type of land developed (vacant, partially vacant, developed) (redevelopment rate) • Density • Structure type (e.g., duplex, apartment, cottage cluster, alley-access, secondary dwelling, mfg. home) • Structure size (total sq ft) • Lot size (and number/type of lot where relevant) • Plan Designation/Zoning • Location • Net to gross
General Residential Trends	• Vacancy rate • Household size • Group quarters • Demolitions • Subsidized units • MUPTE units • Units in Opportunity Siting areas
Housing Mix	• Number of single-family detached units constructed • Number of single-family attached units constructed • Number of multi-family units constructed
Housing Affordability	• Housing cost as percentage of income (US Census) • Average wage • Housing and transportation affordability index*
Employment Development Trends (permit data)	• Type of land developed (vacant, partially vacant, developed) • Density (Oregon QCEW data) • Structure type (single use versus mixed use) • Structure size (total sq ft) • Lot size • Plan Designation/Zoning • Location • Net to gross • Home office/non-employment zone* • Use type (office, retail, industrial)
General Employment Trends	• Employment growth forecast • Number of jobs (* if for Eugene only) • Average wage (* if for Eugene only) • Unemployment rate (* if for Eugene only) • Vacancy rate*
Regional Indicators	• Residential construction data in surrounding cities* • Residential sales/price data in surrounding cities*
Other Monitoring of Pillar Strategies	• 20-Minute Neighborhood Index*
Other New Data	• Building footprint (GIS)* • Parking spaces • Vehicle trips

*New and/or difficult collection method needed.

ADAPTABLE & FLEXIBLE IMPLEMENTATION

2. Produce clear, publicly available reports
   - Summarize current and trend data
   - Presented in user-friendly format

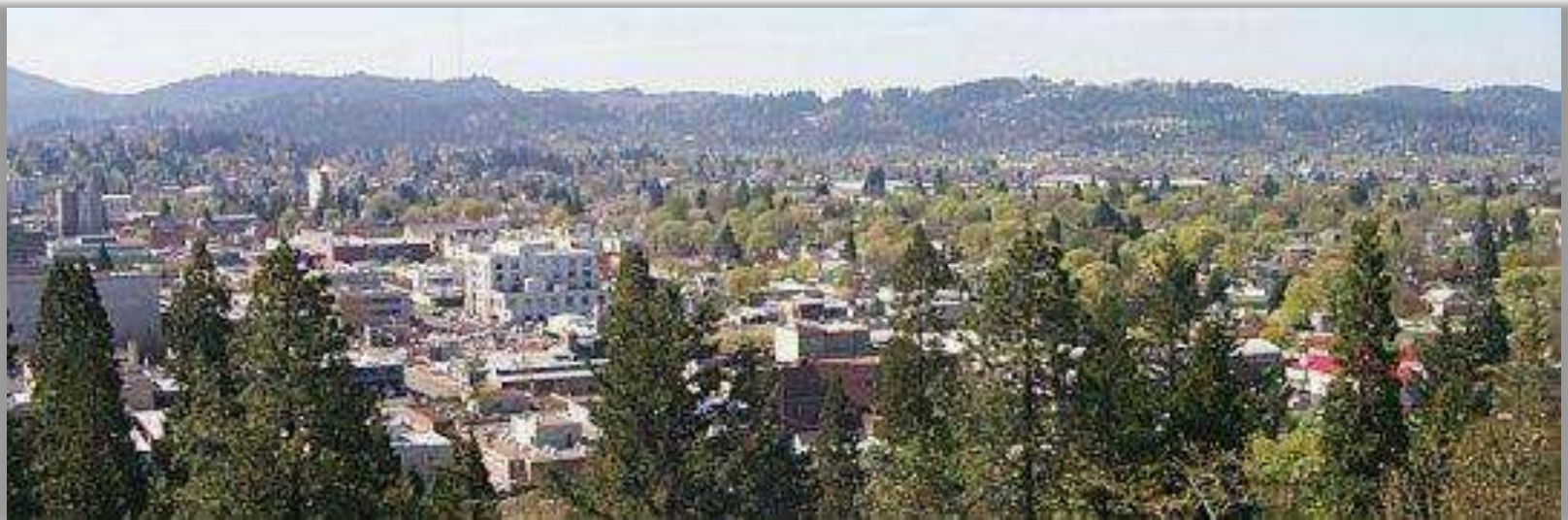# ADAPTABLE & FLEXIBLE IMPLEMENTATION

3. Create a dynamic comprehensive plan to address emerging needs

   – Contains actual policy language

   – Respond to future regulations or significant changes

   – Phasing of public services

ADAPTABLE & FLEXIBLE IMPLEMENTATION

3. Five Year Evaluation
   - Evaluate monitoring data
   - Prepare report comparing assumptions with results
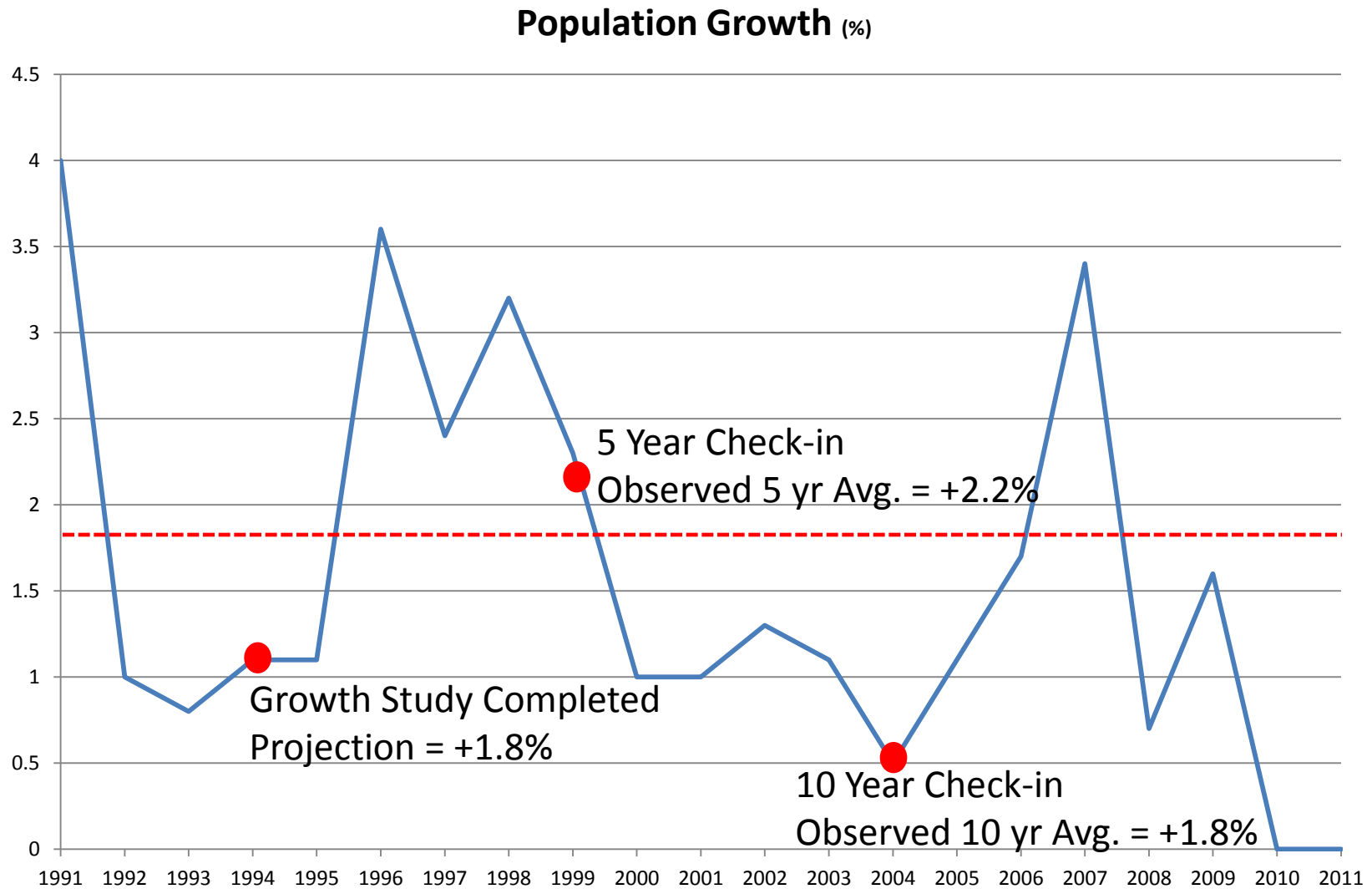   - Hold work session(s)

ADAPTABLE & FLEXIBLE IMPLEMENTATION

3. Ten Year Evaluation
   - Report and evaluate monitoring data
   - Hold work session(s)
   - Consider adjustments to strategies or other actions
     - Extension of facilities
     - Extension of time period for existing UGB
     - Redesignation
     - Changes to UGB

ADAPTABLE & FLEXIBLE IMPLEMENTATION

Population Growth (%)

5 Year Check-in
Observed 5 yr Avg. = +2.2%

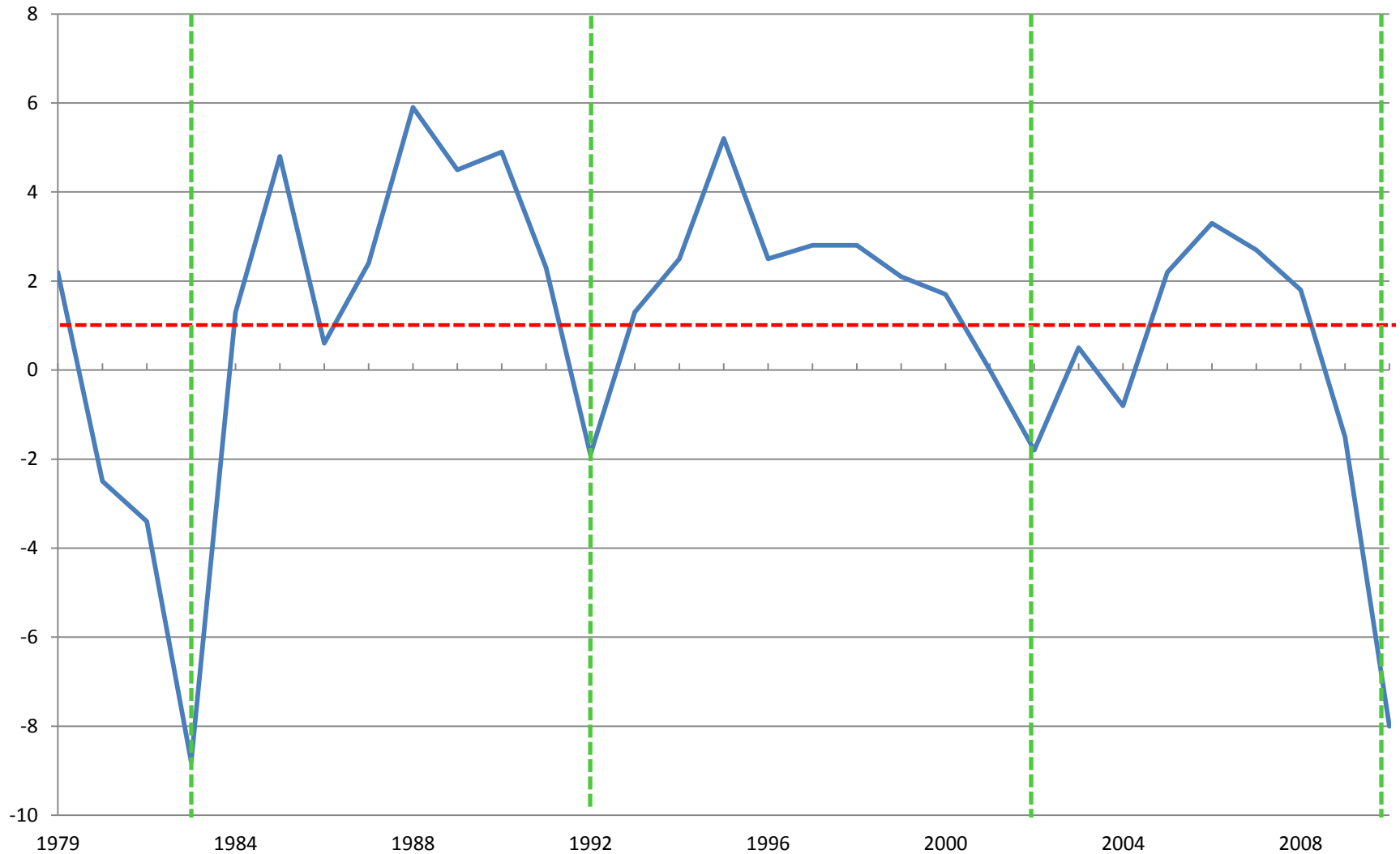Growth Study Completed
Projection = +1.8%

10 Year Check-in
Observed 10 yr Avg. = +1.8%

ADAPTABLE & FLEXIBLE IMPLEMENTATION

Lane County Employment Growth (%)

ADAPTABLE & FLEXIBLE IMPLEMENTATION

4. Evaluate and adjust regulations through code improvement program

   – Ongoing effort

   – Code maintenance and revisions

   – Ensure code is current with community vision
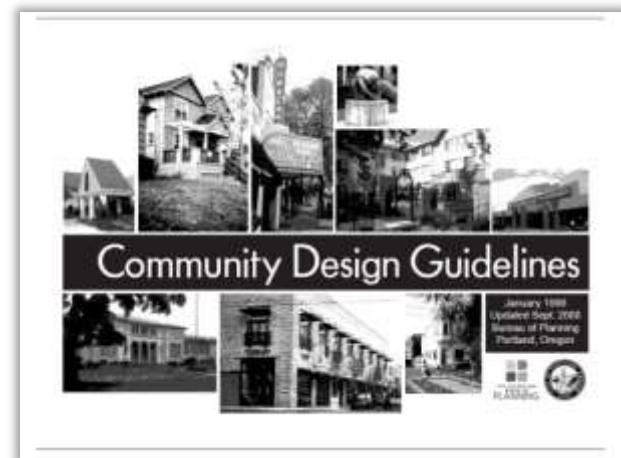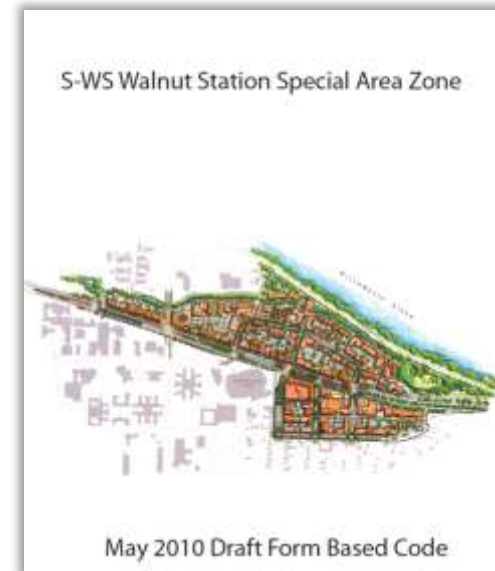
ADAPTABLE & FLEXIBLE IMPLEMENTATION

5. Collaboratively plan with surrounding jurisdictions and agencies

– Regional public facilities

– Regional transportation and climate planning
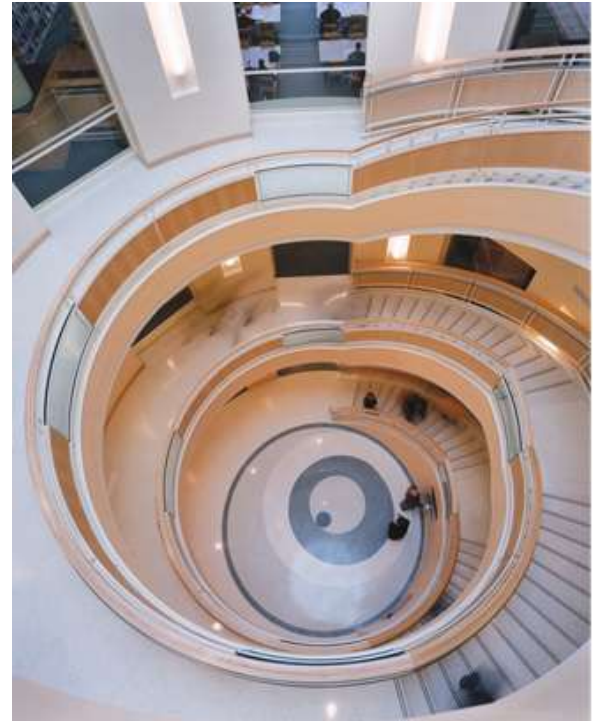
– Farm land and natural resources (Pillar 6)
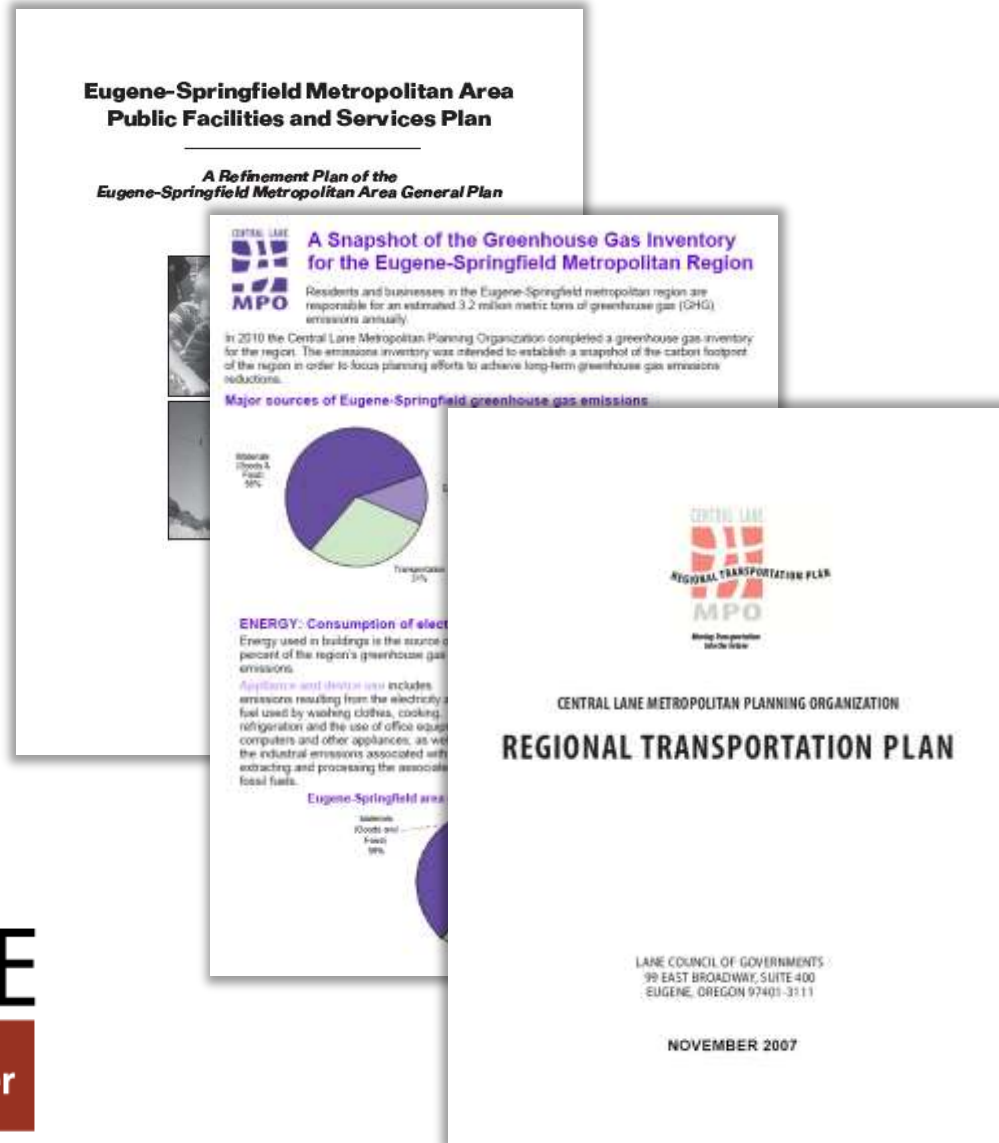
6. Develop implementation tools to support efficient and flexible review of development proposals
   – Design Review
   – Form Based Code

S-WS Walnut Station Special Area Zone

May 2010 Draft Form Based Code

Community Design Guidelines

ADAPTABLE & FLEXIBLE IMPLEMENTATION

- Next Steps
  - Refine list of data to collect
  - Design and implement data collection mechanisms (as needed)
  - Continue to process code revisions
  - Prepare implementing policy language for comprehensive plan

Questions?

SINGLE-FAMILY HOUSING

- UGB Study Areas Update

SINGLE-FAMILY HOUSING

Single-Family Housing Need

Capacity Inside UGB

Remaining Need (660-1475 homes)

Vacant Land
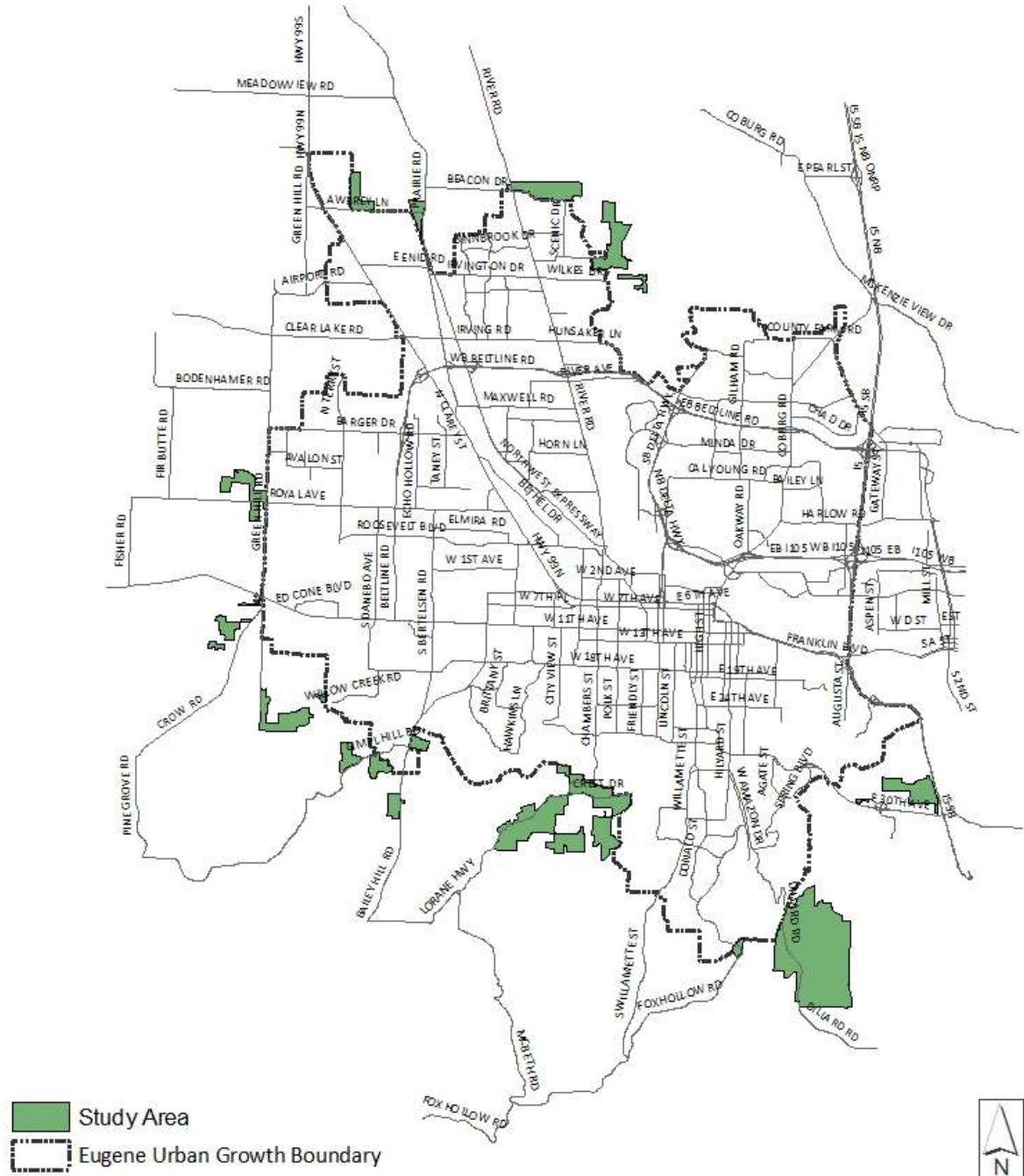
Partially Vacant Land

Redevelopment

Efficiency Strategies

Re-designation and/or UGB Expansion

SINGLE-FAMILY HOUSING

UGB Expansion
Analysis Process

First Priority Lands within Study Area

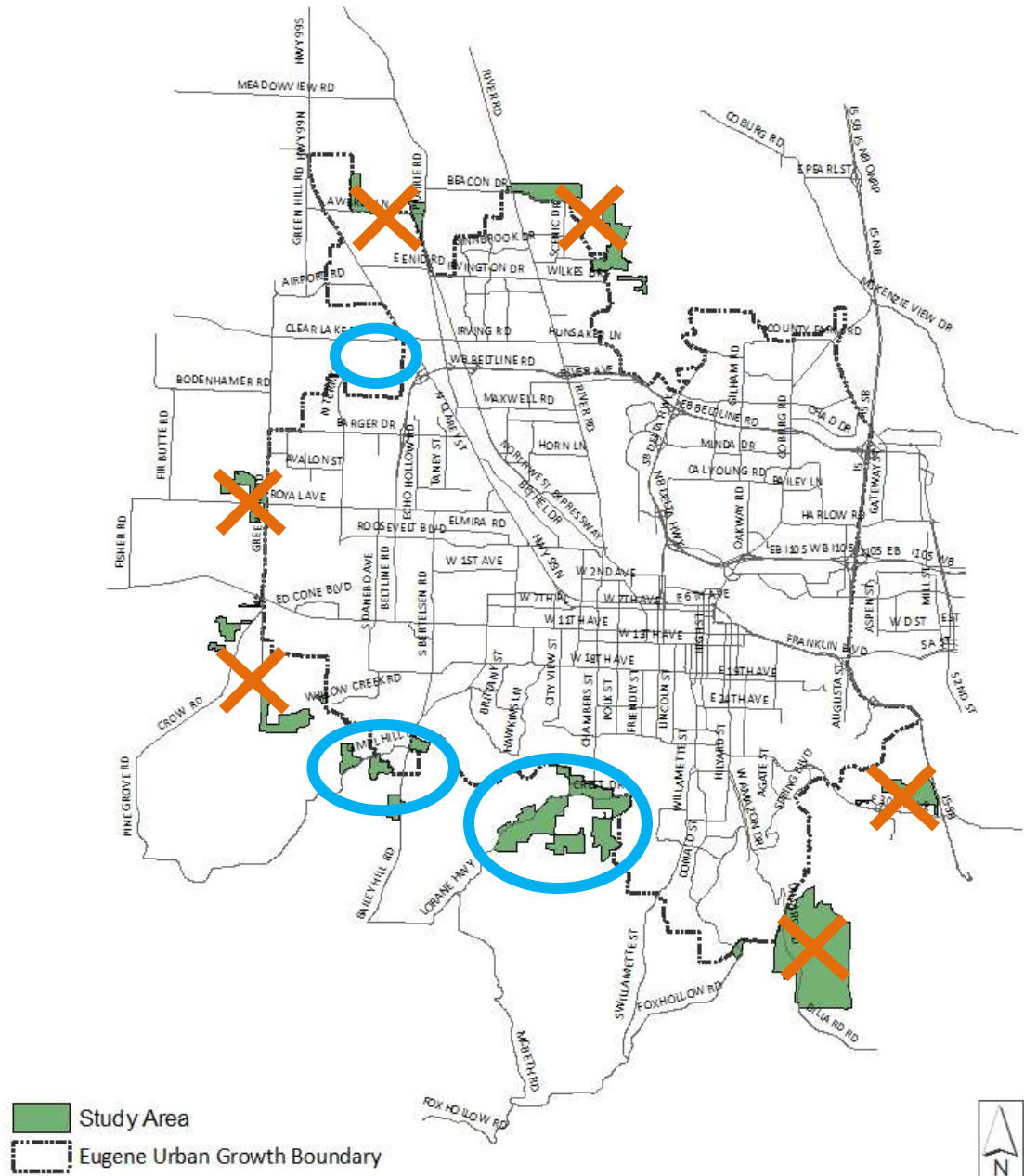Study Area

Eugene Urban Growth Boundary

SINGLE-FAMILY HOUSING
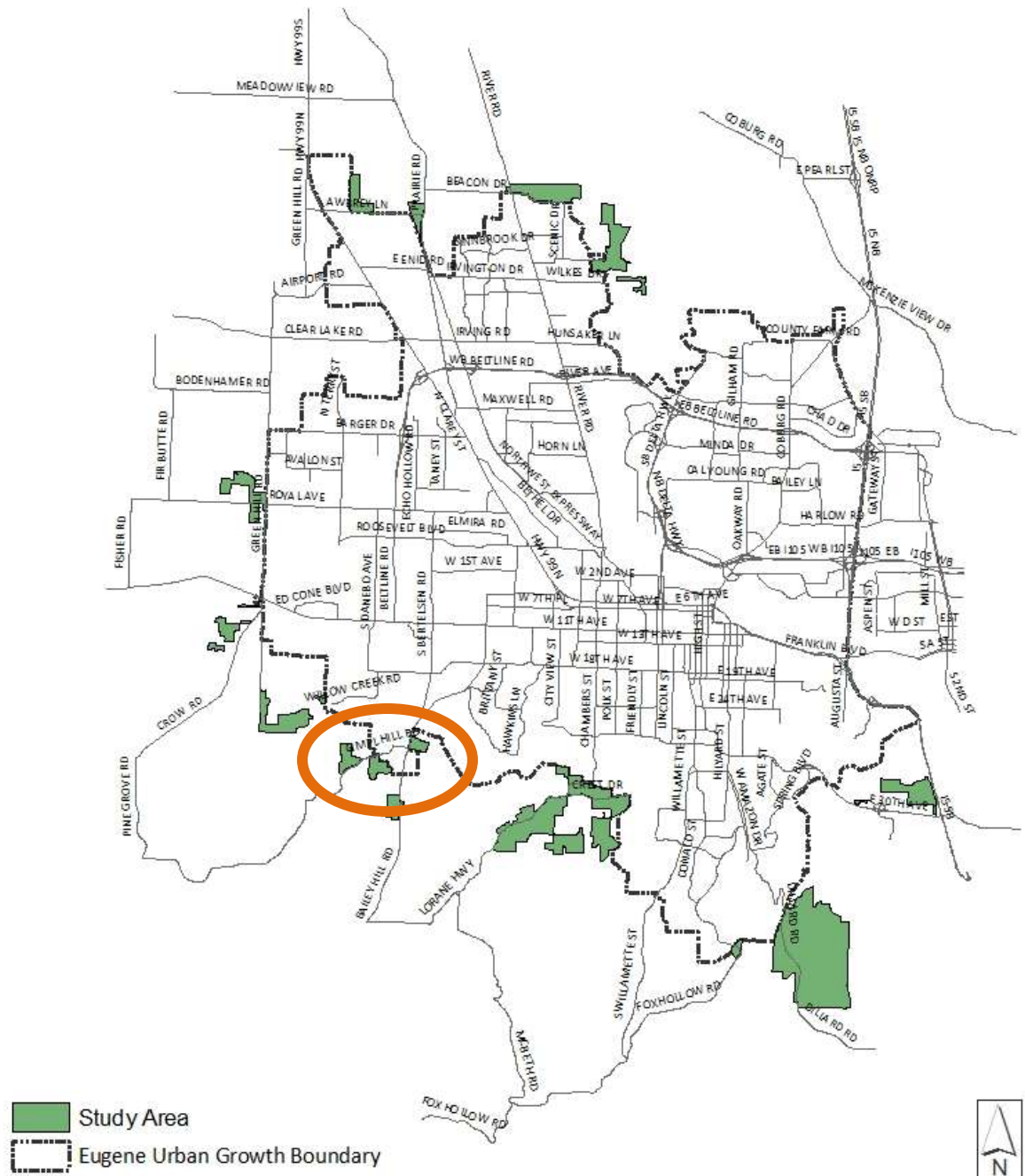
Evaluate first priority lands for suitability

- natural hazards

- natural resource protection measures

- severe slopes

- flood plain

- public facilities

First Priority Lands within Study Area

Bailey Hill/ Gimpl Hill Study Area

Study Area

Eugene Urban Growth Boundary

Bailey Hill/
Gimpl Hill

GIMPL HILL RD
GIMPL HILL RD
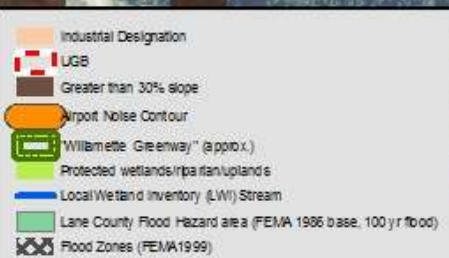MCMOROTT LN
BAILEY HILL RD
KLOUTZ RD

Eugene Urban Growth Boundary
Parks and Open Space

N

Bailey Hill/ Gimpl Hill

Estimated Housing Capacity
Up to 800 homes

GIMPL HILL RD

GIMPL HILL RD

MCMOROTT LN

BAILEY

KLOUTZ RD

Industrial Designation
UGB
Greater than 30% slope
Airport Noise Contour
"Willamette Greenway" (approx.)
Protected wetlands/riparian/uplands
Local Wetland Inventory (LWI) Stream
Lane County Flood Hazard area (FEMA 1986 base, 100 yr flood)
Flood Zones (FEMA1999)

Crest/Chambers
Study Area

Study Area

Eugene Urban Growth Boundary
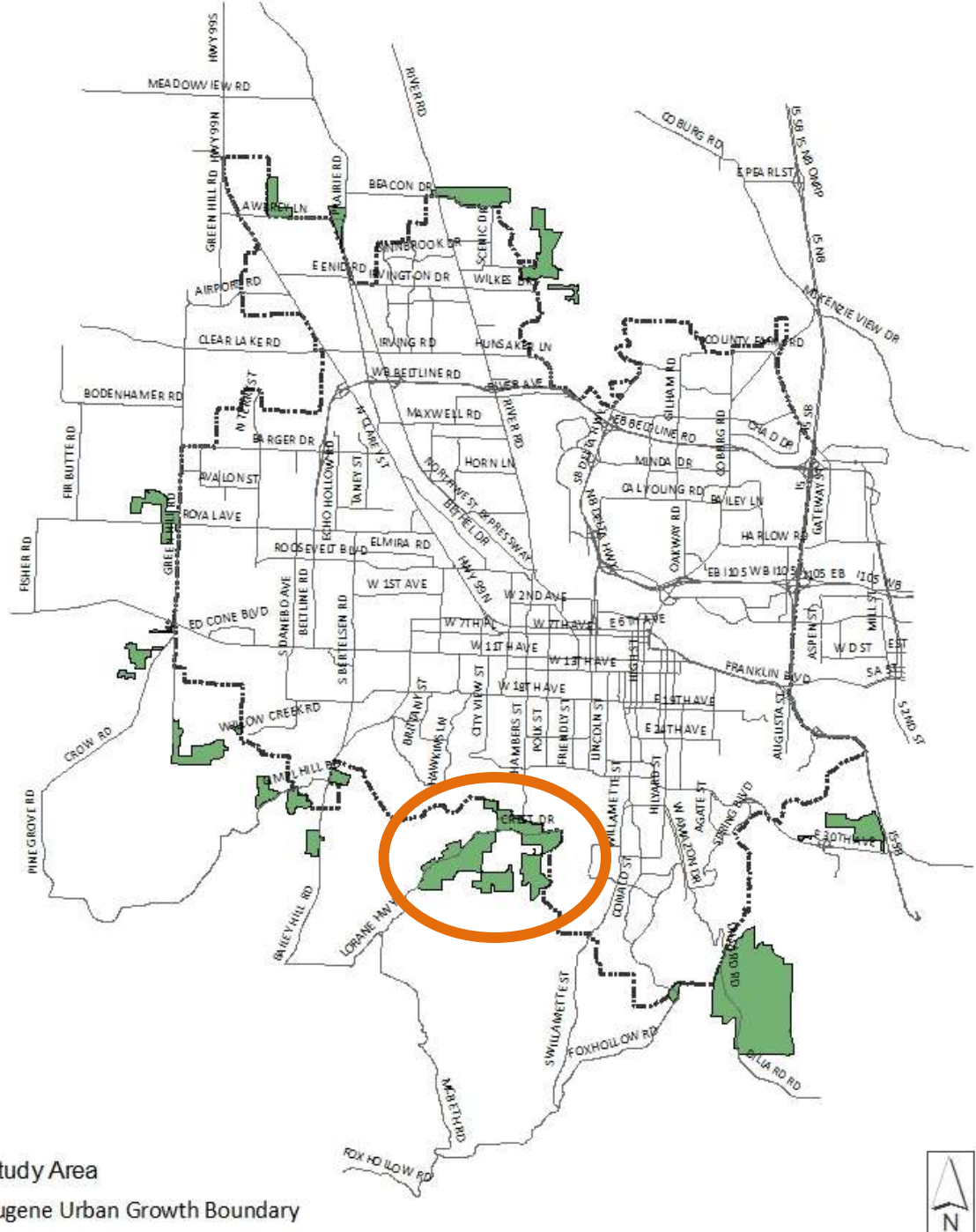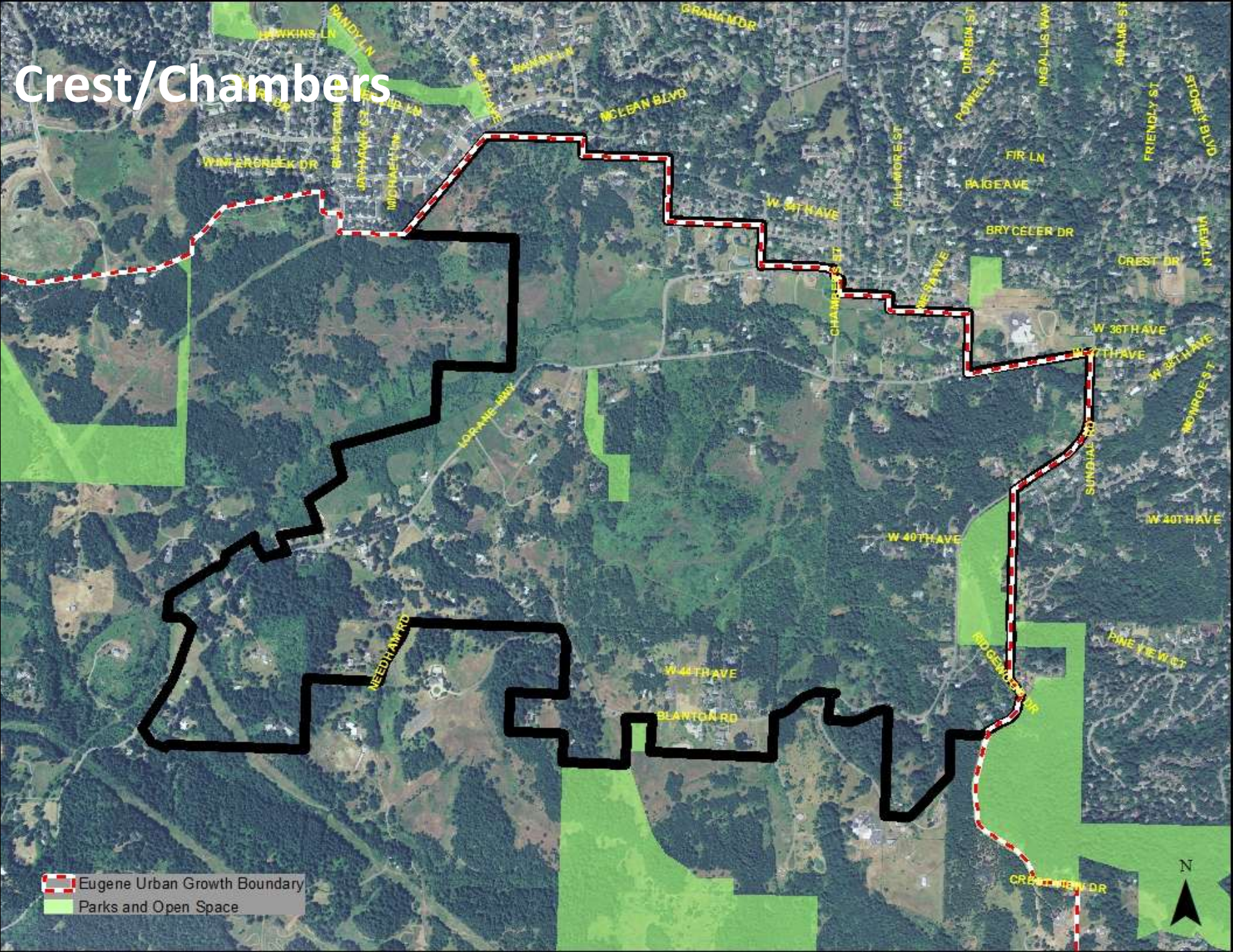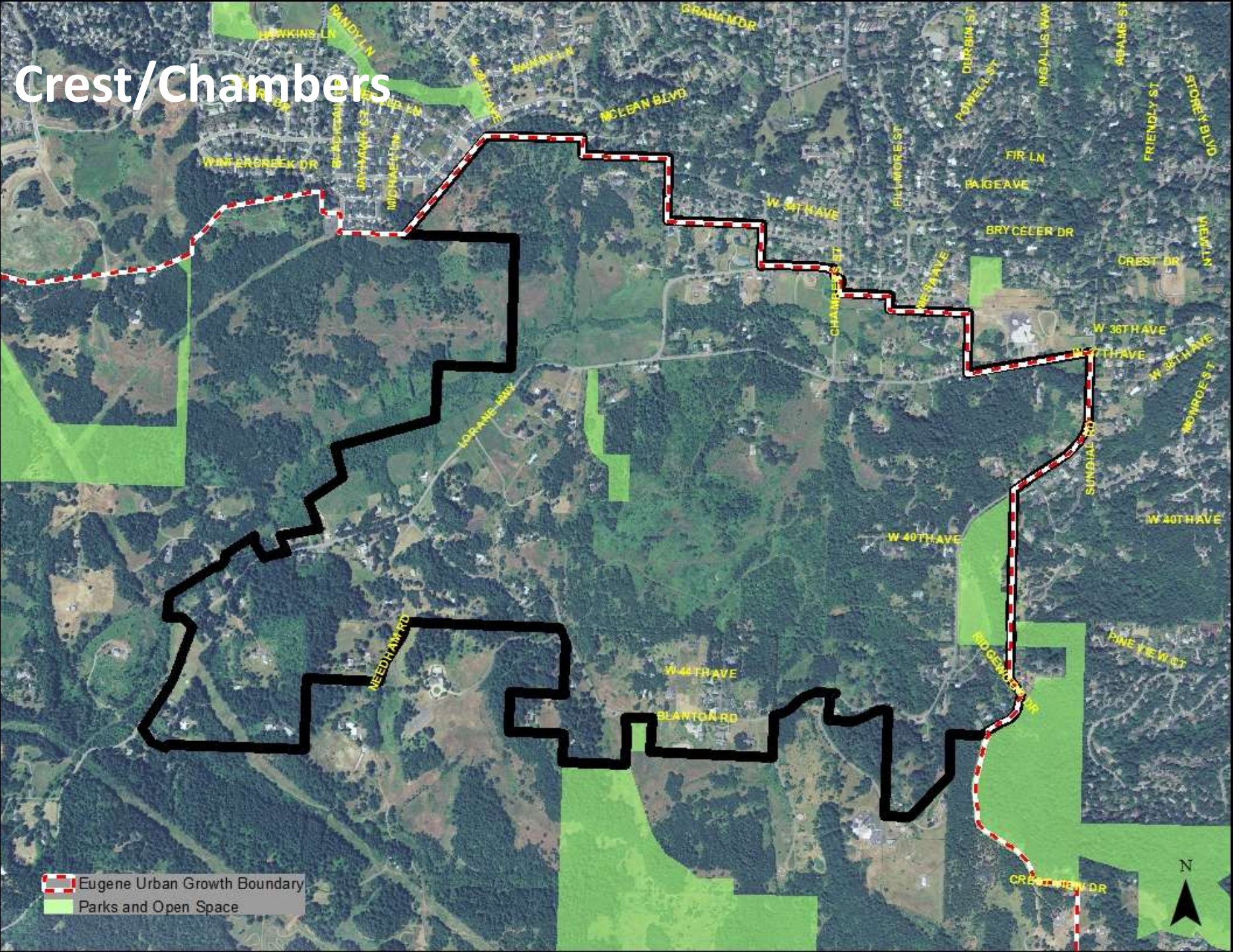
Crest/Chambers

Crest/Chambers

Estimated Housing Capacity
Up to 1,200 homes

Clear Lake
Study Area

Study Area

Eugene Urban Growth Boundary

Clear Lake
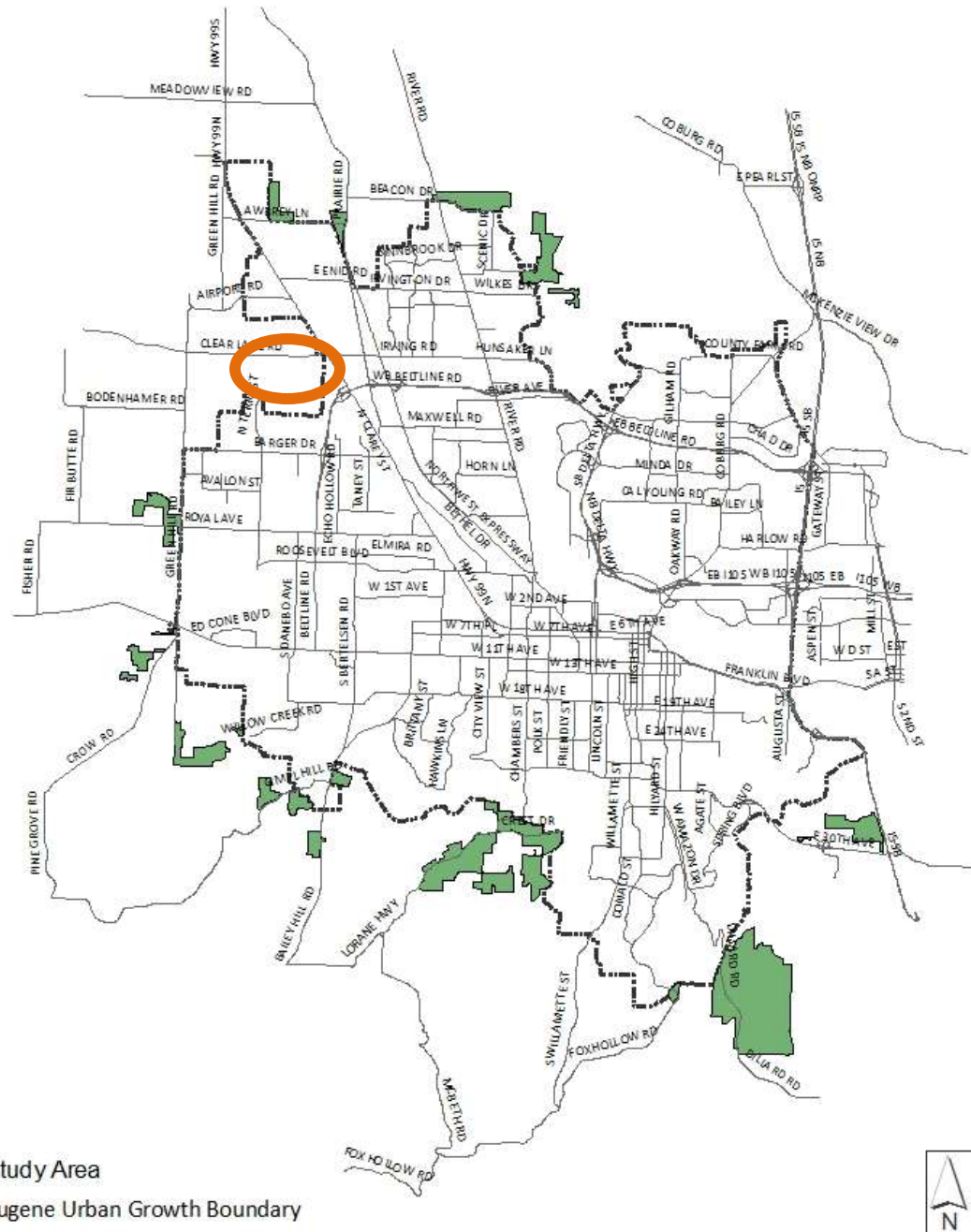
Eugene Urban Growth Boundary
Clear Lake - School Property
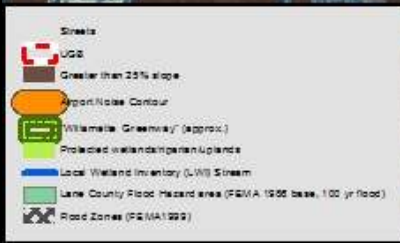Parks and Open Space
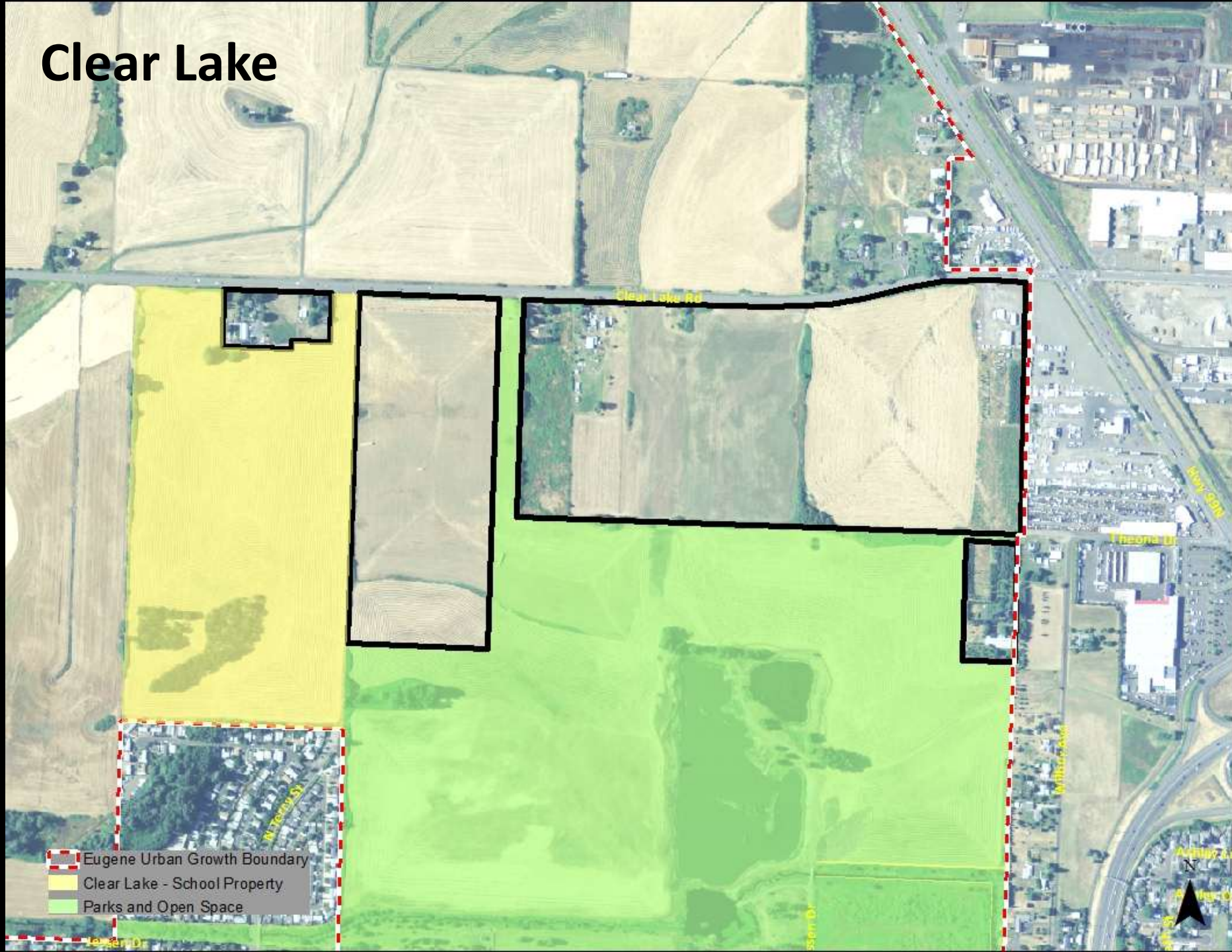
Clear Lake

Estimated Housing Capacity
Up to 520 homes

Legend:
- Streets
- UGB
- Greater than 30% slope
- Airport Noise Contour
- "Willamette Greenway" (approx.)
- Protected wetlands/riparian/uplands
- Local Wetland Inventory (LWI) Stream
- Lane County Flood Hazard area (FEMA 1986 base, 100 yr flood)
- Flood Zones (FEMA 1999)
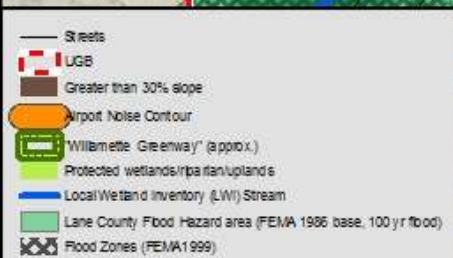
SINGLE-FAMILY HOUSING

Summary of Housing Capacity

Study Area	Study Area Acreage	Estimated Housing Capacity
Bailey Hill/Gimpl Hill	Up to 365 acres	Up to 800 homes
Crest/Chambers	Up to 725 acres	Up to 1,200 homes
Clear Lake	Up to 143 acres	Up to 520 homes
Total	Up to 1233 acres	Up to 2,520 homes

Total Expansion Need: 660 homes to 1,475 homes

SINGLE-FAMILY HOUSING

UGB Expansion Analysis Next Steps

- Recommendation

- Public Input

- Natural Resource Inventory

- Master Planning

Project Next Steps

- March 14: City Manager's Draft Recommendation

- March 20 – April 12: Community Forums

- March 16– April 25: Online Open House and Survey

  www.envisioneugene.org

- April 16: Public Hearing

- May 16: Council Action

Project Update for
City Council Work Session
February 22, 2012